



December 1, 2016

Teresa Moreno  
27197 Crest St  
Highland, CA 92346

**Re: Permit No. 2015 – 1188, 27197 Crest St, Highland, CA**

Dear Property Owner,

The City of Highland Building and Safety Division conducted an inspection of the above property on November 23, 2016. Following is a list of conditions or items noted that need to be either abated or addressed prior to the code enforcement case being closed.

### **Application**

1. **Planning Department approvals and Construction permits must be obtained prior to the commencement of work.**
2. Prior to permit issuance; provide a plot plan of the entire property, indicating all structures and distances from property lines. Please include the property owner name, site address; phone numbers and assessor's parcel number. (It is recommended that the Planning Department review preliminary plans prior to full plans being developed and submitted).
3. Prior to permit issuance, provide a floor plan of the existing building(s), identify each room use and dimensions. Include the location and dimension and sill to floor height of each window. Include the location of all electrical, plumbing and mechanical fixtures.
4. Should this structure become a rental property, obtain a City Rental Business license prior to the tenant moving in.

5. Verify or replace all plumbing fixtures in compliance with California Green Code water saving requirements.
6. Verify or provide smoke detectors in each bedroom and hallway serving sleeping rooms. Provide a CO detector in the hallway serving sleeping rooms. (Detectors shall not be greater than 10-year old and shall have a date of manufacture indicated) (New detectors shall have a 10 year rated battery).

### **Restoration**

7. All electrical wiring to be certified by a state licensed electrician and a report must be presented at inspection. Letter shall have electricians name, license number, address and phone number.
8. Provide a heat source capable of supplying 68 degrees of heat, 3 feet above the floor.
9. Provide an 18 – 30” standpipe for the washer drain with proper vent. Provide adequate and code compliant ducting for dryer.
10. Provide compliant water supply lines to the washer and hot water heater.
11. Remove drywall and unapproved dividing wall in garage.
12. Replace garage door
13. Provide GFCI protection for all electrical outlets in kitchens, bathrooms, garages and outside, exterior outlets shall be weather protected.
14. Repair all damage to walls.

Should you have any questions or need further assistance, please contact this office at 909-864-8732 between the hours of 7:30 AM and 5:00 PM, Monday through Thursday.

Gary Willis, CBO  
Senior Building Inspector  
[gwillis@cityofhighland](mailto:gwillis@cityofhighland)

CC: Code Enforcement